

ORDINANCE NO. 16-12

AN ORDINANCE OF THE CITY OF EPHRATA,  
WASHINGTON, ADOPTING CHAPTER 18.33,  
IMPROVEMENTS, OF THE SUBDIVISION CODE.

THE CITY COUNCIL OF THE OF THE CITY OF EPHRATA DOES ORDAIN  
AS FOLLOWS:

*Section 1. Adoption.* Chapter 18.33, titled "Improvements", of the Ephrata  
Municipal Code is hereby adopted as follows:

**CHAPTER 18.33  
IMPROVEMENTS**

SECTIONS:

18.33.010	Procedure for Installing Improvements
<u>18.33.015</u>	<u>Definitions</u>
18.33.030	Water Mains
18.33.040	Sewer Mains
18.33.050	Drainage
18.33.060	Streets
18.33.070	Alleys
18.33.080	Sidewalks
<del>18.33.090</del>	<del>Monuments</del>
18.33.100	Conformity
18.33.110	Arterials
18.33.120	New Utilities
18.33.130	Bicycle Paths
<u>18.33.135</u>	<u>Complete Streets</u>
18.33.140	Special Improvements

18.33.010     Procedure for Installing Improvements: The Subdivider shall use the City's  
Community Street and Utility Standards and American Public Works  
Association (A.P.W.A.) Standards. Also, comprehensive plans for the orderly  
development of the city's utilities and streets will be available to guide in  
preparation of preliminary plats and specifications. The city's engineer or  
public works director may require a soil test to insure adequate base designs  
for streets, retaining walls, utilities, and structures within the subdivision.

18.33.015     Definitions:

Complete street - means a road that is designed to be safe for drivers;  
bicyclists; transit vehicles and users; and pedestrians of all ages and abilities.  
The complete streets concept focuses not just on individual roads but on  
changing the decision-making process so that all users are routinely  
considered during the planning, designing, building and operating of all  
roadways.

18.33.030

Water Mains:

- A. The subdivider shall install water mains as shown on drawings after approval by the City Public Works Director. The City shall supervise connections by the utility contractor. The subdivider or his contractor shall reimburse the city for fees as required in the city's Construction and Utility Standards in testing mains and supervising connections as required.
- B. Fire hydrants shall be located per the Water System Plan and the International Fire Code.
- C. When a subdivider is required to install a water main through or adjacent to property other than his proposed subdivision, he shall be required to install fire hydrants per the Water System Plan and the International Fire Code.

18.33.040

Sewer Mains:

- A. Sewer mains shall be installed by the subdivider or his contractor as shown on drawings as approved by the City Public Works Director. Sewer mains, manholes, ~~lamp poles~~, and lift stations and force mains when required shall be installed in all subdivisions prior to any water service being connected to any improvements.
- B. Should the subdivider be required to install sewer mains larger than eight inches (8") in diameter or lift stations and force mains larger than his subdivision requires to implement the development of the Comprehensive Plan, the city may mitigate the installation of the required sewer facilities and reimburse the subdivider for the additional costs for the larger facilities. If bids are required, a percentage of cost will be determined prior to bid award<sup>1</sup>.
- C. Should the subdivider or his contractor be required to install sewer mains to a depth deeper than required for his development to service undeveloped land adjacent to his development, the city may reimburse the subdivider for the additional cost for the deeper installation<sup>1</sup>.

<sup>1</sup> Materials only.

18.33.050

Drainage:

- A. All drainage in and through the subdivision shall be the responsibility of the subdivider.
- B. The subdivider may divert or enclose the natural drainage system after ~~approved~~ by the City Engineer/Public Works Director. The subdivider shall bear all costs associated with diverting or enclosing natural drainage.
- C. All drainage in right-of-ways must be in underground pipes and culverts, except where permitted in gutters.
- D. Drainage design and construction shall meet current Community Street and Utility Standards.
- E. Should the subdivider be required to install street drainage facilities which are over and above the subdivision requirements to implement the development of the Comprehensive Plan, the city may negotiate the installation of the required drainage facilities and reimburse the

subdivider for the additional cost for the larger facilities. If bids are required, a percentage of cost will be determined prior to bid award<sup>2</sup>.

<sup>2</sup> Materials only.

18.33.060 Streets:

- A. Excavation of all streets shall be to full width of the right-of-way. Retaining walls may be required in areas exceeding three feet (3') in cut or fill.
- B. Street area shall be graveled with crushed aggregate as shown on approved plans.
- C. Curbs shall be installed in accordance with Community Street and Utility Standards.
- D. Streets shall be paved with an approved asphalt mix or a Portland cement concrete as approved by the City Engineer/Public Works Director.

18.33.070 Alleys:

- A. Alleys shall be paved in conformance with the Community Street and Utility Standards.

18.33.080 Sidewalks:

- A. Sidewalks shall be required in all zones and where shown on the Community Pedestrian Link Plan. They shall be constructed as required in the Community Street and Utility Standards. Sidewalks shall be located adjacent to the curb. Sidewalks shall be constructed so as to avoid physical obstructions unless the City Council has previously approved the placement of physical obstructions such as but not limited to light poles, fire hydrants, planter boxes, trees, or tree wells in or on the area reserved for sidewalks. Sidewalk shall be constructed so as to avoid placement over water, gas, sewer, or other utility lines.
- B. Sidewalk widths in the Central Business District Zone (C-1) shall be full dimension, meaning that all area between the back of the curb and the abutting property lines shall be constructed in conformance with the Community Street and Utility Standards describing sidewalk construction. See City Construction Standards for decorative concrete areas.
- C. All sidewalk requirements shall be completed prior to an occupancy permit being granted for any new building.

18.33.090 ~~Monuments:~~

~~Monuments shall be placed at all street intersections, at all boundary angle points of curves in streets, and at such intermediate points as required by the City Engineer. Monuments shall be constructed to follow the Community Street and Utility Standards. If a monument is placed in an open field or unpaved street, the land surveyor shall place an iron pin in the center of the concrete or tile pipe.~~

18.33.100 Conformity:

- A. Sidewalks and/or trails, where shown on the Community Pedestrian Link Plan shall be required on all dedicated street rights-of-way in all new subdivisions. All improvements shall be constructed in conformance with the Community Street and Utility Standards and shall be made from intersection to intersection, intersection to subdivision boundary, or from subdivision boundary to subdivision boundary unless the Council has previously approved a variation in conformity.
- B. On streets where a proposed subdivision adjoins an existing subdivision or existing street dedication in mid-block and the existing subdivision or existing street dedication is unpaved, the subdivider shall be responsible for installing paving, curbs, and sidewalks and trails on that portion of the street right-of-way on the existing subdivision or existing street dedication.

18.33.110 Arterials: Should the subdivider be required to construct or reconstruct a community arterial within a proposed subdivision and if that community arterial is designed to serve areas of the city other than just the proposed subdivision, the city may participate in the cost of construction. The City Council shall approve the percentage of participation prior to bonding or bid award for community arterial construction.

- A. The city's maximum participation will only be for the required extra width and construction materials which are over and above the thirty-three feet (33') of pavement width required of a residential street.
- B. In a residential subdivision containing lots which front on a residential street and have an arterial street parallel to the residential street and adjacent to the back lot line, those lots shall be defined as through lots. The city's maximum participation shall be fifty percent (50%) of the sidewalk construction costs along the arterial on all through lots.
- C. In no event should this ordinance be construed to establish an affirmative obligation upon the city to participate, or to participate in any fixed percentage in any project. The city's participation shall be limited by the funds available, and priority of projects throughout the city.

18.33.120 New Utilities: Where telephone, electric and cablevision utilities are not existing in a proposed subdivision and additional utility construction is required, all new utility construction shall be underground improvements.

18.33.130 Bicycle Paths: The subdivider shall be required to provide bicycle paths for suitable and safe bicycle traffic where the city's Comprehensive Plan requires bicycle paths or lanes within the boundaries of the subdivision.

18.33.135 Complete Streets: Generally

A. The City of Ephrata will plan for, design and construct all new transportation projects to provide appropriate accommodation for bicyclists, pedestrians, transit users and persons of all abilities in comprehensive and connected network with the following exceptions:

- 1. Where their establishment would be contrary to public health and safety; or
- 2. Where there is no identified long-term need; or
- 3. Where there are significant adverse environmental impacts to streams, wetlands, steep slopes, or other critical areas; or
- 4. Where there are significant adverse impacts on neighboring land uses, including impacts from right-of-way acquisition; or

5. Where the Public Works Director grants a documented exception which may only be authorized in specific situations where conditions warrant. Such site specific exceptions shall not constitute general changes to the standards set in the Ephrata Community Street and Utility Standards.

B. Except in unusual or extraordinary circumstances, complete streets principles may not apply to the following:

1. Repairs made pursuant to pavement opening and restoration allowed by approval of the Public Works Director
2. Ordinary maintenance activities designed to keep assets in serviceable condition (e.g., mowing, cleaning, sweeping, spot repair and surface treatments such as chip seal, or interim measures on detour or haul routes).

C. Complete streets may be achieved through single projects or incrementally through a series of smaller improvements or maintenance activities over time. All sources of transportation funding should be drawn upon to implement complete streets. Maximum financial flexibility is important to implement complete streets principles.

D. Street design must provide for the maximum loading conditions anticipated. The width and grade of the pavement must conform to specific standards set forth herein for safety and uniformity.

18.33.140 Special Improvements:

- A. The subdivider's land surveyor or engineer shall submit all specifications or contract documents to be used in construction of all improvements within easement and right-of-way of the proposed plat. A maintenance bond as required by the city and approved by the city Attorney shall be included with contract document.
- B. The City Engineer/Public Works Director shall approve all street design, alignment, vertical curves, horizontal curves, water design, sewer disposal methods, storm drains, and traffic control required.

**Section 2. Effective date.** This ordinance shall be in full force and effect five days after its passage and publication of its summary as provided by law.

PASSED by the City Council of the City of Ephrata, Washington, this 21st day of September, 2016.

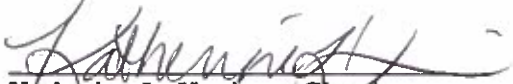


Bruce Reim, Mayor

ATTEST:

  
Leslie Trachsler, City Clerk

APPROVED AS TO FORM:

  
Katherine L. Kenison, City Attorney

PASSED the 21<sup>st</sup> day of Sept, 2016.

APPROVED the 21<sup>st</sup> day of Sept, 2016.

PUBLISHED the 22<sup>nd</sup> day of Sept, 2016